

02-1218-QP07

December 18, 2002



**TENANT'S MAINTENANCE AND REPAIR OBLIGATIONS:** The Board shall provide the following:

(a) heat and electricity necessary for the use and occupancy of the premises for the purposes for which the Lease is made;

painting walls and ceilings;

(b) routine maintenance of the premises including

removal of snow and ice from the sidewalks, steps, walkways, driveways and entrance ways on the premises;

(c) prompt servicing

of inside and outside windows on a reasonable basis; and

(d) washing

maintenance of air conditioning units and air mechanical equipment placed on the roof for the use of the Board;

(e) maintenance of the Board

**TENANT'S MAINTENANCE AND REPAIR OBLIGATIONS:** The Landlord shall maintain, repair and replace of the Building, which structural parts shall be deemed to include, but not limited to, walls, foundation and structure, roof, exterior doors, exterior windows, exterior doors, exterior windows, exterior doors, exterior windows, plumbing.

**LANDLORD'S MAINTENANCE AND REPAIR OBLIGATIONS:** The Landlord shall maintain, repair and replace the structural parts of the Building, which structural parts shall be deemed to include, but not limited to, walls, foundation and structure, roof, exterior doors, exterior windows, exterior doors, exterior windows, exterior doors, exterior windows, plumbing.

additions, alterations or improvements to the premises that exceed the sum of \$10,000 without obtaining the prior written consent of the Landlord.

**IMPROVEMENTS TO PREMISES:** The Board shall have the right to make improvements to the premises that do not exceed the sum of \$10,000 without obtaining the prior written consent of the Landlord.

**INSURANCE/INDEMNIFICATION:** The Board shall maintain coverage under its self-insurance program and shall indemnify the Landlord for all claims, damages, losses, costs and expenses, including reasonable attorneys' fees, incurred by the Landlord in connection with the use and occupancy of the premises.

**AUTHORIZATION:** Authorize the General Counsel to include other relevant terms and conditions in the written lease agreement. Authorize the President and Secretary to execute the lease agreement. Authorize the General Counsel to execute all ancillary documents required to administer or effectuate this lease agreement.

**APPROVAL:** This resolution shall be subject to the approval of the Board of Directors and the Board of Finance. This resolution shall be subject to the approval of the Board of Directors and the Board of Finance.

2000 Fiscal Year: 1992-210-364-7931-5480

FINANCIAL GUARANTEE TO HALL COUNTY: Budget Classification: 0

...shall be legally binding on the Board if entered into in violation of the provisions of 105 ILCS 5/34-21.3 which restricts the employment of or the letting of contracts to former Board members during the one year period following expiration or other termination of their terms of office.

Indebtedness - The Board's Indebtedness Policy adopted July 26, 1995 (95-0726-EX3), as amended, shall be incorporated into and made a part of the agreement.

Contingent Liability - The agreement shall contain the clause that any expenditure beyond the current fiscal year budget (\$) is deemed a contingent liability, subject to appropriation in the subsequent fiscal year budget.

...shall be incorporated into and made a part of the agreement.

...is deemed a contingent liability, subject to appropriation in the subsequent fiscal year budget.

Approved for Consideration:



Timothy Martin

Chief Executive Officer

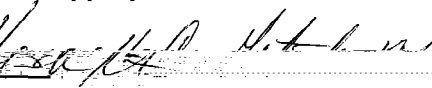
Approved:



Arne Duncan

Chief Operating Officer

Within Appropriation:



  
Kenneth C. Gotsch  
Chief Fiscal Officer

Approved as to legal for

  
Madlyn F. Johnson  
General Counsel

m:  
son  
el